

Fill in this information to identify your case:

United States Bankruptcy Court for the:

WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION

Case number (if known)

Chapter 11 Check if this an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy**

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name	TBOTG Development, Inc.		
2. All other names debtor used in the last 8 years	DBA The Bluffs on the Guadalupe		
Include any assumed names, trade names and doing business as names			
3. Debtor's federal Employer Identification Number (EIN)	92-3823801		
4. Debtor's address	Principal place of business 3400 Oakmont Blvd Austin, TX 78703	Mailing address, if different from principal place of business Number, Street, City, State & ZIP Code	P.O. Box, Number, Street, City, State & ZIP Code
	Travis	Location of principal assets, if different from principal place of business 11529 FM 306 New Braunfels, TX 78132	Number, Street, City, State & ZIP Code
5. Debtor's website (URL)	www.bluffsonguad.com		
6. Type of debtor	<input checked="" type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input type="checkbox"/> Other. Specify: _____		

Debtor

TBOTG Development, Inc.

Name

Case number (if known)

7. Describe debtor's business**A. Check one:**

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.**6552****8. Under which chapter of the Bankruptcy Code is the debtor filing?****Check one:**

- Chapter 7
- Chapter 9

■ Chapter 11. Check all that apply:

- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

- Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years? No. Yes.

If more than 2 cases, attach a separate list.

District _____
District _____When _____
When _____Case number _____
Case number _____

Debtor TBOTG Development, Inc. _____ Case number (if known) _____
 Name _____

- 10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**
- No
 Yes.

List all cases. If more than 1, attach a separate list

Debtor		Relationship
District	When	Case number, if known

- 11. Why is the case filed in this district?** Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
 A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

- 12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

- It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
 What is the hazard? _____
 It needs to be physically secured or protected from the weather.
 It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
 Other _____

Where is the property?

Number, Street, City, State & ZIP Code

Is the property insured?

No

Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

- 13. Debtor's estimation of available funds**

Check one:

- Funds will be available for distribution to unsecured creditors.
 After any administrative expenses are paid, no funds will be available to unsecured creditors.

- 14. Estimated number of creditors**

1-49
 50-99
 100-199
 200-999

1,000-5,000
 5,001-10,000
 10,001-25,000

25,001-50,000
 50,001-100,000
 More than 100,000

- 15. Estimated Assets**

\$0 - \$50,000
 \$50,001 - \$100,000
 \$100,001 - \$500,000
 \$500,001 - \$1 million

\$1,000,001 - \$10 million
 \$10,000,001 - \$50 million
 \$50,000,001 - \$100 million
 \$100,000,001 - \$500 million

\$500,000,001 - \$1 billion
 \$1,000,000,001 - \$10 billion
 \$10,000,000,001 - \$50 billion
 More than \$50 billion

- 16. Estimated liabilities**

\$0 - \$50,000

\$1,000,001 - \$10 million

\$500,000,001 - \$1 billion

Debtor

TBOTG Development, Inc.

Name

Case number (*if known*) \$50,001 - \$100,000
 \$100,001 - \$500,000
 \$500,001 - \$1 million \$10,000,001 - \$50 million
 \$50,000,001 - \$100 million
 \$100,000,001 - \$500 million \$1,000,000,001 - \$10 billion
 \$10,000,000,001 - \$50 billion
 More than \$50 billion

Debtor

TBOTG Development, Inc.

Name

Case number (if known)

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 16, 2024

MM / DD / YYYY

X /s/ William T. Korioth

Signature of authorized representative of debtor

William T. Korioth

Printed name

Title President

18. Signature of attorney

X /s/ Kell C. Mercer

Signature of attorney for debtor

Date April 16, 2024

MM / DD / YYYY

Kell C. Mercer

Printed name

Kell C. Mercer, P.C.

Firm name

901 S Mopac Expy Bldg 1 Ste 300
Austin, TX 78746

Number, Street, City, State & ZIP Code

Contact phone (512) 627-3512

Email address

kell.mercer@mercер-law-pc.com

Tex. Bar No. 24007668

Bar number and State

**UNANAMOUS WRITTEN CONSENT RESOLUTIONS
OF SOLE DIRECTOR AND SOLE VOTING SHAREHOLDER OF**

of

TBOTG Development, Inc.

April 14, 2024

The below signed sole Director, William Korieth., and sole voting shareholder, Whitewater Casitas, LLC, each in respect of TBOTG Development, Inc. (the “**Company**”), do hereby approve and adopt the following consent resolutions:

RESOLVED, that in the judgment of the sole Director and the sole voting shareholder, it is desirable and in the best interests of the Company, its creditors, shareholders and other interested parties, that the Company be authorized and empowered to file, at such time as it is deemed necessary by the appropriate officer of the Company, a petition for relief (the “Petition”) under Chapter 11 of Title 11 of the United States Code (the “Bankruptcy Code”) in the United States Bankruptcy Court for the Western District of Texas, Austin Division (the “Bankruptcy Court”); and it is further

RESOLVED, that William Korieth, the President of the Company, is hereby authorized, directed and empowered, on behalf of and in the name of the Company, (i) to execute and verify the Petition and cause the Petition to be filed with the Bankruptcy Court and (ii) to perform any and all such acts as are reasonable, advisable, expedient, convenient, proper and necessary to effect any of the foregoing; and it is further

RESOLVED, that William Korieth, the President of the Company, is authorized, directed and empowered, on behalf of and in the name of the Company, to execute, verify and file or cause to be filed all other reasonable and customary applications, schedules, lists, motions and other papers and documents; and it is further

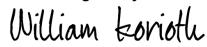
RESOLVED, that William Korieth, the President of the Company, is hereby authorized, directed and empowered to open any new bank accounts, as needed, to be designated as "Debtor-in-Possession" bank accounts pursuant to the filing of the petition under Chapter 11 of the Bankruptcy Code, and to include William Korieth, the President of the Company as the signing party on such accounts, as representative of the Company; and it is further

RESOLVED, that William Korieth, the President of the Company, has previously been authorized, directed and empowered to retain on behalf of the Company, Kell C. Mercer and the law firm of Kell C. Mercer, P.C. as bankruptcy counsel, to represent the Company in the aforesaid Chapter 11 bankruptcy case and all other related matters in connection therewith and such other terms and conditions as the officers shall deem advisable. That decision is hereby memorialized and ratified; and it is further

RESOLVED, that William Korieth, the President of the Company, is authorized and empowered, for and on behalf of the Company, to execute and file all such instruments and documents, to make all payments, to enter into all agreements and to do or cause to be done all acts and things that may be necessary or appropriate to carry out the purposes of the foregoing resolutions.

Dated this 4/14/2024.

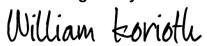
DocuSigned by:

William Korieth

3E1FAB4ABF2B4ED...
William Korieth
Director
TBOTG Development, Inc.

Whitewater Casitas, LLC

DocuSigned by:

William Korieth

3E1FAB4ABF2B4ED...
By: William Korieth
Its: Manager
Sole Voting Shareholder of
TBOTG Development, Inc.

Fill in this information to identify the case:Debtor name TBOTG Development, Inc.United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION

Case number (if known) _____

 Check if this is an amended filing**Official Form 202****Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets–Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- Amended Schedule*
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 16, 2024X /s/ William T. Korioth

Signature of individual signing on behalf of debtor

William T. Korioth

Printed name

President

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **TBOTG Development, Inc.**

United States Bankruptcy Court for the: **WESTERN DISTRICT OF TEXAS,
AUSTIN DIVISION**

Case number (if known): _____

Check if this is an
amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Winstead PC 500 Winstead Building 2728 N. Harwood Street Dallas, TX 75201						\$21,248.00
Latuya Construction, LLC 191 E Faust New Braunfels, TX 78130						\$19,915.00
Pharis Design, Inc. 2525 S Lamar Blvd Unit 4 Austin, TX 78704						\$10,842.50
KOM Productions, LLC 915 West South Street Leander, TX 78641						\$4,140.56
LiveView Technologies, Inc. P.O. Box 17853 Denver, CO 80217-5782						\$3,240.00
Nash Brothers Land Services LLC 501 Mussey Road Dripping Springs, TX 78620						\$2,905.25
Kinney Landscape Services, LLC 371 Inspiration Drive New Braunfels, TX 78130						\$2,664.00

Debtor TBOTG Development, Inc.
Name _____

Case number (if known) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Erickson Demel & Associates, PLLC 7800 N Mopc Expy Ste 215 Austin, TX 78759						\$2,600.00
Alpha Mobile Restrooms 222 Hutchison Street San Marcos, TX 78666						\$1,529.69
Gilbreath Outdoor Advertising P.O Box 1264 Friendswood, TX 77549-1264						\$695.00
Hideout On The Horseshoe, LLC 11860 FM 306 New Braunfels, TX 78132		Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC	Contingent Unliquidated Disputed Subject to Setoff			
Kona Coast Venture, Ltd. c/o Kona Coast, LLC 11860 FM 306 New Braunfels, TX 78132		Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC	Contingent Unliquidated Disputed Subject to Setoff			
Oxbow Land Partners, LLC 11860 FM 306 New Braunfels, TX 78132		Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC	Contingent Unliquidated Disputed Subject to Setoff			
Whitewater Investment Partners, LLC c/o Ross Spence Spence, Desenberg & Lee, PLLC 1770 St James Place, Ste 625 Houston, TX 77056		Disputed Litigation Claims	Contingent Unliquidated Disputed Subject to Setoff			

Debtor TBOTG Development, Inc.
NameCase number (*if known*) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Whitewater Sports, LLC 11860 FM 306 New Braunfels, TX 78132		Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC.	Contingent Unliquidated Disputed Subject to Setoff			

Fill in this information to identify the case:

Debtor name **TBOTG Development, Inc.**United States Bankruptcy Court for the: **WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION**

Case number (if known) _____

 Check if this is an amended filing

Official Form 206Sum Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets**1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. Real property: Copy line 88 from <i>Schedule A/B</i>	\$ <u>32,100,000.00</u>
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ <u>3,896,538.06</u>
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ <u>35,996,538.06</u>

Part 2: Summary of Liabilities**2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ 22,815,227.37**3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)3a. **Total claim amounts of priority unsecured claims:**
Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ 0.003b. **Total amount of claims of nonpriority amount of unsecured claims:**
Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ 69,780.00**4. Total liabilities**
Lines 2 + 3a + 3b\$ 22,885,007.37

Fill in this information to identify the case:

Debtor name **TBOTG Development, Inc.**United States Bankruptcy Court for the: **WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION**

Case number (if known) _____

 Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents**1. Does the debtor have any cash or cash equivalents?** No. Go to Part 2. Yes Fill in the information below.**All cash or cash equivalents owned or controlled by the debtor****Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm) Type of account

Last 4 digits of account number

3.1. <u>First Texas Bank, Georgetown, Texas</u>	<u>Checking</u>	<u>4124</u>	<u>\$51,900.00</u>
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3.2. <u>First Texas Bank, Georgetown, Texas</u>	<u>Checking</u>	<u>4165</u>	<u>\$1,000.00</u>
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3.3. <u>First Texas Bank, Georgetown, Texas</u>	<u>Checking</u>	<u>4140</u>	<u>\$1,000.00</u>
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4. Other cash equivalents (Identify all)

4.1. <u>Escrow Fund from Property Closings</u>	<u>\$883,512.91</u>
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4.2. <u>Standby Letter of Credit</u>	<u>\$2,135,543.00</u>
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5. Total of Part 1.

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$3,072,955.91**Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**

Official Form 206A/B Schedule A/B Assets - Real and Personal Property

page 1

Debtor TBOTG Development, Inc.
NameCase number (*If known*) _____

- No. Go to Part 3.
 Yes Fill in the information below.

7. **Deposits, including security deposits and utility deposits**
Description, including name of holder of deposit7.1. KOM Productions, LLC Trail Maintenance Pre-Payment \$2,706.257.2. Canyon Lake Water Service - Water Service Fees \$461,500.008. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**
Description, including name of holder of prepayment9. **Total of Part 2.** \$464,206.25
Add lines 7 through 8. Copy the total to line 81.**Part 3: Accounts receivable****10. Does the debtor have any accounts receivable?**

- No. Go to Part 4.
 Yes Fill in the information below.

Part 4: Investments**13. Does the debtor own any investments?**

- No. Go to Part 5.
 Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets**18. Does the debtor own any inventory (excluding agriculture assets)?**

- No. Go to Part 6.
 Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

- No. Go to Part 7.
 Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles**38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

- No. Go to Part 8.
 Yes Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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39. Office furniture**40. Office fixtures**

Official Form 206A/B

Schedule A/B Assets - Real and Personal Property

page 2

Debtor TBOTG Development, Inc.
Name _____Case number (*If known*) _____

41. **Office equipment, including all computer equipment and communication systems equipment and software**
Leased Security System Unknown N/A
-
42. **Collectibles Examples:** Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles
43. **Total of Part 7.** _____ **\$0.00**
 Add lines 39 through 42. Copy the total to line 86.
44. **Is a depreciation schedule available for any of the property listed in Part 7?**
 No
 Yes
45. **Has any of the property listed in Part 7 been appraised by a professional within the last year?**
 No
 Yes

Part 8: Machinery, equipment, and vehicles

- 46.
- Does the debtor own or lease any machinery, equipment, or vehicles?**

- No. Go to Part 9.
 Yes Fill in the information below.

Part 9: Real property

- 54.
- Does the debtor own or lease any real property?**

- No. Go to Part 10.
 Yes Fill in the information below.

- 55.
- Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property <small>Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.)</small>	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

Debtor TBOTG Development, Inc.
Name _____Case number (*If known*) _____

55.1. **The Bluffs on The Guadalupe Subdivision, 11529 FM 306, New Braunfels, TX 78132, consisting of: Lots 1-12, 13 (with model home), 14-24, 26, 27, 29-34, 36-40, 47, 49-52, THE BLUFFS ON THE GUADALUPE, a subdivision in Comal County, Texas, according to the map or plat of record in Document No. 202306009245, of the Map and Plat Records of Comal County, Texas, consisting of approximately 141.87 acres.**

See also Comal AD Property ID Report attached hereto

Fee simple	\$20,675,000.00	Appraisal
		\$32,100,000.00

56. Total of Part 9.**\$32,100,000.00**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

57. Is a depreciation schedule available for any of the property listed in Part 9?

- No
 Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- No
 Yes

Part 10: Intangibles and intellectual property**59. Does the debtor have any interests in intangibles or intellectual property?**

- No. Go to Part 11.
 Yes Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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60. Patents, copyrights, trademarks, and trade secrets

61. Internet domain names and websites
<http://www.bluffsonguad.com>

\$7,650.40	Cost	\$7,650.40
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62. Licenses, franchises, and royalties**63. Customer lists, mailing lists, or other compilations**

Debtor TBOTG Development, Inc. _____ Case number (*If known*) _____
Name _____

64. Other intangibles, or intellectual property
Maps, plats, drawings, designs, and plans \$351,725.50 Cost \$351,725.50

65. Goodwill

66. Total of Part 10. \$359,375.90
Add lines 60 through 65. Copy the total to line 89.

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?

- No
 Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- No
 Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- No
 Yes

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- No. Go to Part 12.
 Yes Fill in the information below.

Current value of
debtor's interest

71. Notes receivable

Description (include name of obligor)

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

73. Interests in insurance policies or annuities

**Partners General Insurance Agency, LLC/Scottsdale
Insurance Company
Policy Number: RBS0185002
General Liability Policy**

Unknown

Music - Mesa Underwriters Speciality Ins. Co.

Policy No. MP004202310104300

Commercial Package Policy

Building Premises

Unknown

74. Causes of action against third parties (whether or not a lawsuit has been filed)

Claims for declaratory relief and related commercial claims against Whitewater Investment Partners, LLC, Oxbow Land Partners, LLC, Hideout on the Horseshoe, LLC, Watewater Sports, LLC, Kona Coast Venture, Ltd., and Kona Coast LLC.

Unknown

Nature of claim

Declaratory and Related Relief

Amount requested

Debtor TBOTG Development, Inc.
Name _____

Case number (*If known*) _____

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**
76. **Trusts, equitable or future interests in property**
77. **Other property of any kind not already listed** Examples: Season tickets, country club membership
78. **Total of Part 11.** _____ **\$0.00**
Add lines 71 through 77. Copy the total to line 90.
79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**
- No
 Yes

Debtor TBOTG Development, Inc.
Name _____Case number (*If known*) _____**Part 12: Summary****In Part 12 copy all of the totals from the earlier parts of the form**

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	<u>\$3,072,955.91</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$464,206.25</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. Real property. <i>Copy line 56, Part 9.....></i>		<u>\$32,100,000.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$359,375.90</u>	
90. All other assets. <i>Copy line 78, Part 11.</i>	<u>\$0.00</u>	
91. Total. Add lines 80 through 90 for each column	<u>\$3,896,538.06</u>	+ 91b. <u>\$32,100,000.00</u>
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		<u>\$35,996,538.06</u>

PropertyID	Owner ID	Owner Name	Percent Own	Subdivision
468526	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468527	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468528	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468529	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468530	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468531	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468532	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468533	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468534	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468535	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468536	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468537	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468538	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468539	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468540	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468541	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468542	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468543	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468544	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468545	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468546	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468547	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468548	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468549	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468551	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468552	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468554	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468555	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468556	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE

468557	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468558	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468559	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468561	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468562	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468563	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468564	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468565	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468572	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468574	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468575	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468576	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468577	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE

Fill in this information to identify the case:

Debtor name **TBOTG Development, Inc.**United States Bankruptcy Court for the: **WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION**

Case number (if known) _____

 Check if this is an amended filing**Official Form 206D****Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Creditor's Name	Describe debtor's property that is subject to a lien	Column A Amount of claim	Column B Value of collateral that supports this claim
2.1 Comal County, Texas <small>Creditor's Name</small>	Describe debtor's property that is subject to a lien The Bluffs on The Guadalupe Subdivision, 11529 FM 306, New Braunfels, TX 78132, consisting of: Lots 1-12, 13 (with model home), 14-24, 26, 27, 29-34, 36-40, 47, 49-52, THE BLUFFS ON THE GUADALUPE, a subdivision in Comal County, Texas	Notice Only	\$32,100,000.00
c/o Julie Parsons McCreary Veselka Bragg & Allen PC P.O. Box 1269 Round Rock, TX 78680 <small>Creditor's mailing address</small>	Describe the lien Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
Date debt was incurred			
Last 4 digits of account number			
Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. 1. Comal County, Texas 2. First Texas Bank, Georgetown, Texas 3. First Texas Bank, Georgetown, Texas 4. First Texas Bank, Georgetown, Texas 5. Guadalupe 306, LP	As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
2.2 First Texas Bank, Georgetown, Texas	Describe debtor's property that is subject to a lien	\$5,817,376.79	\$32,100,000.00

Debtor	TBOTG Development, Inc.	Case number (if known)
Name		
Creditor's Name	The Bluffs on The Guadalupe Subdivision, 11529 FM 306, New Braunfels, TX 78132, consisting of: Lots 1-12, 13 (with model home), 14-24, 26, 27, 29-34, 36-40, 47, 49-52, THE BLUFFS ON THE GUADALUPE, a subdivision in Comal County, Texas	
P.O. Box 649 Georgetown, TX 78627		
Creditor's mailing address		
Date debt was incurred	January 14, 2021	
Last 4 digits of account number		
<p>Do multiple creditors have an interest in the same property?</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. Specified on line 2.1</p>		
<p>As of the petition filing date, the claim is:</p> <p>Check all that apply</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p>		
2.3	First Texas Bank, Georgetown, Texas	\$4,027,000.00
Creditor's Name		
P.O. Box 649 Georgetown, TX 78627	The Bluffs on The Guadalupe Subdivision, 11529 FM 306, New Braunfels, TX 78132, consisting of: Lots 1-12, 13 (with model home), 14-24, 26, 27, 29-34, 36-40, 47, 49-52, THE BLUFFS ON THE GUADALUPE, a subdivision in Comal County, Texas	
Creditor's mailing address		
Date debt was incurred	May 19, 2023	
Last 4 digits of account number		
<p>Do multiple creditors have an interest in the same property?</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. Specified on line 2.1</p>		
<p>As of the petition filing date, the claim is:</p> <p>Check all that apply</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p>		
2.4	First Texas Bank, Georgetown, Texas	\$51,900.00
Creditor's Name		
P.O. Box 649 Georgetown, TX 78627	First Texas Bank, Georgetown, Texas - Checking - Acct# 4124	

Debtor	TBOTG Development, Inc.	Case number (if known)
Name		
Creditor's mailing address	Describe the lien	
Is the creditor an insider or related party?		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Is anyone else liable on this claim?		
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
Date debt was incurred		
Last 4 digits of account number		
Do multiple creditors have an interest in the same property?		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.		
As of the petition filing date, the claim is:		
Check all that apply		
<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
2.5	First Texas Bank, Georgetown, Texas	\$1,000.00
Creditor's Name		
P.O. Box 649 Georgetown, TX 78627		
Creditor's mailing address	Describe the lien	
Is the creditor an insider or related party?		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Is anyone else liable on this claim?		
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
Date debt was incurred		
Last 4 digits of account number		
Do multiple creditors have an interest in the same property?		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.		
As of the petition filing date, the claim is:		
Check all that apply		
<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
2.6	First Texas Bank, Georgetown, Texas	\$1,000.00
Creditor's Name		
P.O. Box 649 Georgetown, TX 78627		
Creditor's mailing address	Describe the lien	
Is the creditor an insider or related party?		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Is anyone else liable on this claim?		
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
Date debt was incurred		
Last 4 digits of account number		
Do multiple creditors have an interest in the same property?		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.		
As of the petition filing date, the claim is:		
Check all that apply		

Debtor	TBOTG Development, Inc.	Case number (if known)
Name		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Contingent <input type="checkbox"/> Yes. Specify each creditor, <input type="checkbox"/> Unliquidated including this creditor and its relative <input type="checkbox"/> Disputed priority.		

2.7 First Texas Bank, Georgetown, Texas <small>Creditor's Name</small> P.O. Box 649 Georgetown, TX 78627 <small>Creditor's mailing address</small> <small>Creditor's email address, if known</small> Date debt was incurred Last 4 digits of account number	<p>Describe debtor's property that is subject to a lien</p> <p>Escrow Fund from Property Closings</p> <hr/> <p>Describe the lien</p> <p>Is the creditor an insider or related party?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim?</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <hr/> <p>As of the petition filing date, the claim is:</p> <p>Check all that apply</p> <p><input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p>	\$883,512.91
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2.8 First Texas Bank, Georgetown, Texas <small>Creditor's Name</small> P.O. Box 649 Georgetown, TX 78627 <small>Creditor's mailing address</small> <small>Creditor's email address, if known</small> Date debt was incurred March 8, 2023 Last 4 digits of account number	<p>Describe debtor's property that is subject to a lien</p> <p>The Bluffs on The Guadalupe Subdivision, 11529 FM 306, New Braunfels, TX 78132, consisting of: Lots 1-12, 13 (with model home), 14-24, 26, 27, 29-34, 36-40, 47, 49-52, THE BLUFFS ON THE GUADALUPE, a subdivision in Comal County, Texas</p> <hr/> <p>Describe the lien</p> <p>Second Lien Deed of Trust and Security Agreement</p> <p>Is the creditor an insider or related party?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <hr/> <p>As of the petition filing date, the claim is:</p> <p>Check all that apply</p> <p><input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p>	\$2,135,543.00 \$32,100,000.00
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2.9 Guadalupe 306, LP	<p>Describe debtor's property that is subject to a lien</p>	\$10,835,307.58
		\$32,100,000.00

Debtor TBOTG Development, Inc. _____ Case number (if known) _____

Name

Creditor's Name

3400 Oakmont Blvd
Austin, TX 78703

Creditor's mailing address

**The Bluffs on The Guadalupe Subdivision,
11529 FM 306, New Braunfels, TX 78132,
consisting of:
Lots 1-12, 13 (with model home), 14-24, 26,
27, 29-34, 36-40, 47, 49-52, THE BLUFFS ON
THE GUADALUPE, a subdivision in Comal
County, Texas**

Describe the lien

**Forth Lien Deed of Trust and Security
Agreement**

Is the creditor an insider or related party?

 No Yes

Is anyone else liable on this claim?

 No Yes. Fill out Schedule H: Codebtors (Official Form 206H)

Creditor's email address, if known

Date debt was incurred

May 19, 2023

Last 4 digits of account number

Do multiple creditors have an
interest in the same property? No Yes. Specify each creditor,
including this creditor and its relative
priority.

As of the petition filing date, the claim is:

Check all that apply

 Contingent Unliquidated Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$22,815,227.

37

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did
you enter the related creditor?Last 4 digits of
account number for
this entity

Fill in this information to identify the case:

Debtor name **TBOTG Development, Inc.**United States Bankruptcy Court for the: **WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION**

Case number (if known) _____

 Check if this is an amended filing**Official Form 206E/F****Schedule E/F: Creditors Who Have Unsecured Claims****12/15**

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on Schedule A/B: Assets - Real and Personal Property (Official Form 206A/B) and on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- No. Go to Part 2.
 Yes. Go to line 2.

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	Nonpriority creditor's name and mailing address Alpha Mobile Restrooms 222 Hutchison Street San Marcos, TX 78666 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$1,529.69 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.2	Nonpriority creditor's name and mailing address Erickson Demel & Associates, PLLC 7800 N Mopc Expy Ste 215 Austin, TX 78759 Date(s) debt was incurred 4/10/2024 Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$2,600.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.3	Nonpriority creditor's name and mailing address Gilbreath Outdoor Advertising P.O Box 1264 Friendswood, TX 77549-1264 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$695.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.4	Nonpriority creditor's name and mailing address Hideout On The Horseshoe, LLC 11860 FM 306 New Braunfels, TX 78132 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> Notice Only <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC</u> Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

Debtor	TBOTG Development, Inc.	Case number (if known)	
Name			
3.5	<p>Nonpriority creditor's name and mailing address Kinney Landscape Services, LLC 371 Inspiration Drive New Braunfels, TX 78130</p> <p>Date(s) debt was incurred _____</p> <p>Last 4 digits of account number _____</p>	<p>As of the petition filing date, the claim is: Check all that apply.</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <p>Basis for the claim: _____</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	\$2,664.00
3.6	<p>Nonpriority creditor's name and mailing address KOM Productions, LLC 915 West South Street Leander, TX 78641</p> <p>Date(s) debt was incurred _____</p> <p>Last 4 digits of account number _____</p>	<p>As of the petition filing date, the claim is: Check all that apply.</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <p>Basis for the claim: _____</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	\$4,140.56
3.7	<p>Nonpriority creditor's name and mailing address Kona Coast Venture, Ltd. c/o Kona Coast, LLC 11860 FM 306 New Braunfels, TX 78132</p> <p>Date(s) debt was incurred _____</p> <p>Last 4 digits of account number _____</p>	<p>As of the petition filing date, the claim is: Check all that apply.</p> <p><input checked="" type="checkbox"/> Contingent</p> <p><input checked="" type="checkbox"/> Unliquidated</p> <p><input checked="" type="checkbox"/> Disputed</p> <p>Basis for the claim: Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC</p> <p>Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>	Notice Only
3.8	<p>Nonpriority creditor's name and mailing address Latuya Construction, LLC 191 E Faust New Braunfels, TX 78130</p> <p>Date(s) debt was incurred _____</p> <p>Last 4 digits of account number _____</p>	<p>As of the petition filing date, the claim is: Check all that apply.</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <p>Basis for the claim: _____</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	\$19,915.00
3.9	<p>Nonpriority creditor's name and mailing address LiveView Technologies, Inc. P.O. Box 17853 Denver, CO 80217-5782</p> <p>Date(s) debt was incurred <u>4/1/2024</u></p> <p>Last 4 digits of account number _____</p>	<p>As of the petition filing date, the claim is: Check all that apply.</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <p>Basis for the claim: _____</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	\$3,240.00
3.10	<p>Nonpriority creditor's name and mailing address Nash Brothers Land Services LLC 501 Mussey Road Dripping Springs, TX 78620</p> <p>Date(s) debt was incurred <u>3/31/2024</u></p> <p>Last 4 digits of account number _____</p>	<p>As of the petition filing date, the claim is: Check all that apply.</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <p>Basis for the claim: _____</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	\$2,905.25
3.11	<p>Nonpriority creditor's name and mailing address Oxbow Land Partners, LLC 11860 FM 306 New Braunfels, TX 78132</p> <p>Date(s) debt was incurred _____</p> <p>Last 4 digits of account number _____</p>	<p>As of the petition filing date, the claim is: Check all that apply.</p> <p><input checked="" type="checkbox"/> Contingent</p> <p><input checked="" type="checkbox"/> Unliquidated</p> <p><input checked="" type="checkbox"/> Disputed</p> <p>Basis for the claim: Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC</p> <p>Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>	Notice Only

Debtor	TBOTG Development, Inc.	Case number (if known)	
Name			
3.12	<p>Nonpriority creditor's name and mailing address Pharis Design, Inc. 2525 S Lamar Blvd Unit 4 Austin, TX 78704</p> <p>Date(s) debt was incurred _____</p> <p>Last 4 digits of account number _____</p>	<p>As of the petition filing date, the claim is: Check all that apply.</p> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <p>Basis for the claim: _____</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	\$10,842.50
3.13	<p>Nonpriority creditor's name and mailing address Whitewater Investment Partners, LLC c/o Ross Spence Spence, Desenberg & Lee, PLLC 1770 St James Place, Ste 625 Houston, TX 77056</p> <p>Date(s) debt was incurred _____</p> <p>Last 4 digits of account number _____</p>	<p>As of the petition filing date, the claim is: Check all that apply.</p> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed <p>Basis for the claim: Disputed Litigation Claims</p> <p>Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>	Notice Only
3.14	<p>Nonpriority creditor's name and mailing address Whitewater Sports, LLC 11860 FM 306 New Braunfels, TX 78132</p> <p>Date(s) debt was incurred _____</p> <p>Last 4 digits of account number _____</p>	<p>As of the petition filing date, the claim is: Check all that apply.</p> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed <p>Basis for the claim: Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC.</p> <p>Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>	Notice Only
3.15	<p>Nonpriority creditor's name and mailing address Winstead PC 500 Winstead Building 2728 N. Harwood Street Dallas, TX 75201</p> <p>Date(s) debt was incurred March 2024</p> <p>Last 4 digits of account number _____</p>	<p>As of the petition filing date, the claim is: Check all that apply.</p> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <p>Basis for the claim: _____</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	\$21,248.00

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	<p>David Pfeuffer Langley, Banack & Pfeuffer 170 E San Antonio St New Braunfels, TX 78130</p>	Line <u>3.13</u>	—
		<input type="checkbox"/> Not listed. Explain _____	—
4.2	<p>David Pfeuffer Langley, Banack & Pfeuffer 170 E San Antonio St New Braunfels, TX 78130</p>	Line <u>3.11</u>	—
		<input type="checkbox"/> Not listed. Explain _____	—
4.3	<p>David Pfeuffer Langley, Banack & Pfeuffer 170 E San Antonio St New Braunfels, TX 78130</p>	Line <u>3.4</u>	—
		<input type="checkbox"/> Not listed. Explain _____	—

Debtor	TBOTG Development, Inc.	Case number (if known)	
	Name		
	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.4	David Pfeuffer Langley, Banack & Pfeuffer 170 E San Antonio St New Braunfels, TX 78130	Line <u>3.14</u>	—
		<input type="checkbox"/> Not listed. Explain _____	
4.5	David Pfeuffer Langley, Banack & Pfeuffer 170 E San Antonio St New Braunfels, TX 78130	Line <u>3.7</u>	—
		<input type="checkbox"/> Not listed. Explain _____	
4.6	Jonathan H. Hull Reagan Burrus, PLLC 401 Main Plaza Ste 200 New Braunfels, TX 78131	Line <u>3.13</u>	—
		<input type="checkbox"/> Not listed. Explain _____	
4.7	Jonathan H. Hull Reagan Burrus, PLLC 401 Main Plaza Ste 200 New Braunfels, TX 78131	Line <u>3.11</u>	—
		<input type="checkbox"/> Not listed. Explain _____	
4.8	Jonathan H. Hull Reagan Burrus, PLLC 401 Main Plaza Ste 200 New Braunfels, TX 78131	Line <u>3.4</u>	—
		<input type="checkbox"/> Not listed. Explain _____	
4.9	Jonathan H. Hull Reagan Burrus, PLLC 401 Main Plaza Ste 200 New Braunfels, TX 78131	Line <u>3.14</u>	—
		<input type="checkbox"/> Not listed. Explain _____	
4.10	Jonathan H. Hull Reagan Burrus, PLLC 401 Main Plaza Ste 200 New Braunfels, TX 78131	Line <u>3.7</u>	—
		<input type="checkbox"/> Not listed. Explain _____	
4.11	Matthew Baumgartner Armbrust & Brown PLLC 100 Congress Ave Ste 1300 Austin, TX 78701	Line <u>3.11</u>	—
		<input type="checkbox"/> Not listed. Explain _____	
4.12	Matthew Baumgartner Armbrust & Brown PLLC 100 Congress Ave Ste 1300 Austin, TX 78701	Line <u>3.4</u>	—
		<input type="checkbox"/> Not listed. Explain _____	
4.13	Matthew Baumgartner Armbrust & Brown PLLC 100 Congress Ave Ste 1300 Austin, TX 78701	Line <u>3.14</u>	—
		<input type="checkbox"/> Not listed. Explain _____	
4.14	Matthew Baumgartner Armbrust & Brown PLLC 100 Congress Ave Ste 1300 Austin, TX 78701	Line <u>3.7</u>	—
		<input type="checkbox"/> Not listed. Explain _____	
4.15	Ross Spence Spence, Desenberg & Lee, PLLC 1770 St James Place, Ste 625 Houston, TX 77056	Line <u>3.11</u>	—
		<input type="checkbox"/> Not listed. Explain _____	

Debtor	TBOTG Development, Inc.	Case number (if known)	
	Name		
	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.16	Ross Spence Spence, Desenberg & Lee, PLLC 1770 St James Place, Ste 625 Houston, TX 77056	Line <u>3.4</u>	-
		<input type="checkbox"/> Not listed. Explain _____	
4.17	Ross Spence Spence, Desenberg & Lee, PLLC 1770 St James Place, Ste 625 Houston, TX 77056	Line <u>3.14</u>	-
		<input type="checkbox"/> Not listed. Explain _____	
4.18	Ross Spence Spence, Desenberg & Lee, PLLC 1770 St James Place, Ste 625 Houston, TX 77056	Line <u>3.7</u>	-
		<input type="checkbox"/> Not listed. Explain _____	

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

Total of claim amounts		
5a.	\$	0.00
5b.	+	69,780.00
5c.	\$	69,780.00

Fill in this information to identify the case:

Debtor name **TBOTG Development, Inc.**United States Bankruptcy Court for the: **WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION**

Case number (if known) _____

 Check if this is an amended filing**Official Form 206G****Schedule G: Executory Contracts and Unexpired Leases****12/15**

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

 No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form. Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).**2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1. State what the contract or lease is for and the nature of the debtor's interest

Street, Drain, Waterline, and Electrical Conduit Construction

State the term remaining

**Harris Road Co., Inc.
P.O. Box 1001
Wimberley, TX 78676**

List the contract number of any government contract _____

2.2. State what the contract or lease is for and the nature of the debtor's interest

Security System Lease

State the term remaining

19 Months**HomeView Technologies, Inc.
d/b/a LiveView Technologies, Inc.
1226 S 1480 W
Orem, UT 84058**

List the contract number of any government contract _____

2.3. State what the contract or lease is for and the nature of the debtor's interest

Lot Sale Contract (Lot 26)

State the term remaining

N/A**James Dye
58 Oyster Creek Ct
Lake Jackson, TX 77566**

List the contract number of any government contract _____

2.4. State what the contract or lease is for and the nature of the debtor's interest

Maintenance Services for community trail system.

State the term remaining

60 Days Notice**KOM Productions, LLC
915 West South Street
Leander, TX 78641**

List the contract number of any government contract _____

Debtor 1 **TBOTG Development, Inc.**

First Name

Middle Name

Last Name

Case number (if known) _____

Additional Page if You Have More Contracts or Leases**2. List all contracts and unexpired leases**

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.5. State what the contract or lease is for and the nature of the debtor's interest

HOA Management Services

State the term remaining

Terminable**Worth Ross Management Co., Inc.
222 West Ave Ste 200
Austin, TX 78701**

List the contract number of any government contract _____

2.6. State what the contract or lease is for and the nature of the debtor's interest

Development Services Agreement

State the term remaining

N/A**WTK Development, LLC
11860 FM 306
New Braunfels, TX 78132**

List the contract number of any government contract _____

Fill in this information to identify the case:

Debtor name **TBOTG Development, Inc.**United States Bankruptcy Court for the: **WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION**

Case number (if known) _____

 Check if this is an amended filing

Official Form 206H

Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
 Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

	Name	Mailing Address	Name	Check all schedules that apply:
2.1	Guadalupe 306, LP	3400 Oakmont Blvd Austin, TX 78703	First Texas Bank, Georgetown, Texas	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.2	Guadalupe 306, LP	3400 Oakmont Blvd Austin, TX 78703	First Texas Bank, Georgetown, Texas	<input checked="" type="checkbox"/> D <u>2.3</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.3	Guadalupe 306, LP	3400 Oakmont Blvd Austin, TX 78703	First Texas Bank, Georgetown, Texas	<input checked="" type="checkbox"/> D <u>2.4</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.4	Guadalupe 306, LP	3400 Oakmont Blvd Austin, TX 78703	First Texas Bank, Georgetown, Texas	<input checked="" type="checkbox"/> D <u>2.5</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.5	Guadalupe 306, LP	3400 Oakmont Blvd Austin, TX 78703	First Texas Bank, Georgetown, Texas	<input checked="" type="checkbox"/> D <u>2.6</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____

Debtor

TBOTG Development, Inc.

Case number (if known)

Additional Page to List More Codebtors

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.
Column 1: Codebtor **Column 2: Creditor**

2.6 **Guadalupe 306,
LP** **3400 Oakmont Blvd
Austin, TX 78703** **First Texas Bank,
Georgetown, Texas** D 2.7
 E/F _____
 G _____

2.7 **William T.
Korioth** **3400 Oakmont Blvd
Austin, TX 78703** **First Texas Bank,
Georgetown, Texas** D 2.2
 E/F _____
 G _____

2.8 **William T.
Korioth** **3400 Oakmont Blvd
Austin, TX 78703** **First Texas Bank,
Georgetown, Texas** D 2.4
 E/F _____
 G _____

2.9 **William T.
Korioth** **3400 Oakmont Blvd
Austin, TX 78703** **First Texas Bank,
Georgetown, Texas** D 2.5
 E/F _____
 G _____

2.10 **William T.
Korioth** **3400 Oakmont Blvd
Austin, TX 78703** **First Texas Bank,
Georgetown, Texas** D 2.6
 E/F _____
 G _____

2.11 **William T.
Korioth** **3400 Oakmont Blvd
Austin, TX 78703** **First Texas Bank,
Georgetown, Texas** D 2.7
 E/F _____
 G _____

2.12 **William T.
Korioth** **3400 Oakmont Blvd
Austin, TX 78703** **First Texas Bank,
Georgetown, Texas** D 2.3
 E/F _____
 G _____

Fill in this information to identify the case:Debtor name **TBOTG Development, Inc.**United States Bankruptcy Court for the: **WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION**

Case number (if known) _____

 Check if this is an amended filing**Official Form 207****Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy****04/19**

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income**1. Gross revenue from business** None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue
Check all that apply

Gross revenue
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:
From **1/01/2024** to **Filing Date**

 Operating a business**\$21,000.00** Other **Parking Easement**

For prior year:
From **April 2023** to
12/31/2023

 Operating a business**\$8,375,000.00** Other **Lot Sales**

For prior year:
From **April 2023** to
12/31/2023

 Operating a business**\$51,709.60** Other **Parking Easement****2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

 None.

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:
From **1/01/2024** to **Filing Date**

Interest**\$3,516.20**

For prior year:
From **April 2023** to
12/31/2023

Interest**\$8,569.55****Part 2: List Certain Transfers Made Before Filing for Bankruptcy****3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

Debtor TBOTG Development, Inc.

Case number (if known) _____

 None.

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer Check all that apply
3.1. See attached schedule of payments.		\$1,706,603.70	<input checked="" type="checkbox"/> Secured debt <input checked="" type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input checked="" type="checkbox"/> Other _____

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

 None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. See attached schedule of payments.		\$4,393,272.66	

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

 None

Creditor's name and address	Describe of the Property	Date	Value of property

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

 None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount

Part 3: Legal Actions or Assignments**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

 None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. Whitewater Investment Partners, LLC et al. v. Kona Coast, LLC., et al. C2021-0823C	Commercial Litigation	Comal County District Court 150 N. Seguin Ave., STE 3009 New Braunfels, TX 78130	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

page 2

Debtor TBOTG Development, Inc.

Case number (if known) _____

 None**Part 4: Certain Gifts and Charitable Contributions**

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

 None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

 None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (<i>Schedule A/B: Assets – Real and Personal Property</i>).			

Part 6: Certain Payments or Transfers**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

 None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
---	---	-------	-----------------------

11.1. **Kell C. Mercer, PC**
901 S Mopac Expy Bldg 1 Ste
300
Austin, TX 78746

Retainer Deposit/Bankruptcy Filing Fee

3/18/2024

\$26,738.00

Email or website address
www.mercer-law-pc.com

Who made the payment, if not debtor?

11.2. **Kell C. Mercer, PC**
901 S Mopac Expy Bldg 1 Ste
300
Austin, TX 78746

Pre-petition March 2024 fees and expenses.

4/3/2024

\$5,160.00

Email or website address
www.mercer-law-pc.com

Who made the payment, if not debtor?

Debtor **TBOTG Development, Inc.**

Case number (if known) _____

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.3. Kell C. Mercer, PC 901 S Mopac Expy Bldg 1 Ste 300 Austin, TX 78746	Pre-Petition April 2024 fees and expenses.	4/15/2024	\$13,815.00
Email or website address kell.mercer@mercer-law-pc.com			
Who made the payment, if not debtor?			

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.
Do not include transfers already listed on this statement.

None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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Part 7: Previous Locations**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

Address	Dates of occupancy From-To
---------	-------------------------------

Part 8: Health Care Bankruptcies**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:
 - diagnosing or treating injury, deformity, or disease, or
 - providing any surgical, psychiatric, drug treatment, or obstetric care?

No. Go to Part 9.

Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
---------------------------	--	---

Part 9: Personally Identifiable Information

Debtor TBOTG Development, Inc.

Case number (if known) _____

16. Does the debtor collect and retain personally identifiable information of customers?

- No.
 Yes. State the nature of the information collected and retained.

Names, addresses, certain financial information, tax ID and social security information in some cases.

Does the debtor have a privacy policy about that information?

- No
 Yes

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- No. Go to Part 10.
 Yes. Does the debtor serve as plan administrator?

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

- None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

- None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Do you still have it?

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

- None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

- None

Part 12: Details About Environment Information

For the purpose of Part 12, the following definitions apply:

Debtor **TBOTG Development, Inc.**Case number (*if known*) _____

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

- No.
 Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
---------------------------	-------------------------------------	--------------------	----------------

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- No.
 Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	---------------------------------------	-----------------------------	----------------

24. Has the debtor notified any governmental unit of any release of hazardous material?

- No.
 Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	---------------------------------------	-----------------------------	----------------

Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
25.1. The Bluffs on The Guadalupe Master 3400 Oakmont Blvd Austin, TX 78703	Homeowners Association for The Bluffs on the Guadalupe	Dates business existed EIN: From-To 3/16/2023 to present

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- None

Name and address	Date of service From-To
26a.1. Anita Duffin, CPA 2111 I-35 S Suite 2101 New Braunfels, TX 78130	4/19/2023

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement

Debtor TBOTG Development, Inc.Case number (*if known*) _____

within 2 years before filing this case.

 None**Name and address****Date of service
From-To****4/19/2023 to present**

26b.1. **Scott F. Orr, CPA**
10026 Holly Springs Drive
Houston, TX 77042

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

 None**Name and address****If any books of account and records are
unavailable, explain why**

26c.1. **Scott F. Orr, CPA**
10026 Holly Springs Drive
Houston, TX 77042

26c.2. **Anita Duffin, CPA**
2111 I-35 S
Suite 2101
New Braunfels, TX 78130

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

 None**Name and address**

26d.1. **First Texas Bank, Georgetown, Texas**
P.O. Box 649
Georgetown, TX 78627

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

 No Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory
--	--------------------------	---

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
William T. Korieth	3400 Oakmont Blvd Austin, TX 78703	Director & President	
Whitewater Casitas, LLC	3400 Oakmont Blvd Austin, TX 78703	Controlling Shareholder	100% of voting shares

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

Debtor TBOTG Development, Inc.

Case number (if known) _____

- No
 Yes. Identify below.

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- No
 Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1 See attached schedule of payments.			
Relationship to debtor			

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- No
 Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
--------------------------------	--

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- No
 Yes. Identify below.

Name of the pension fund	Employer Identification number of the parent corporation
--------------------------	--

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.
 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 16, 2024

/s/ William T. Korioth
 Signature of individual signing on behalf of the debtor

William T. Korioth
 Printed name

Position or relationship to debtor President

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- Yes
 No

TBOTG Development, Inc.

Non-insider Payments

January 17, 2024 to April 16, 2024

Date	Name	Amount	Total
04/16/2024	Alpha Mobile Restrooms	<u>(500.00)</u>	(500.00)
03/29/2024	Amazon	<u>(24.88)</u>	(24.88)
02/06/2024	Anita J. Duffin CPA, PLLC	(1,725.10)	
03/04/2024	Anita J. Duffin CPA, PLLC	(1,522.50)	
04/02/2024	Anita J. Duffin CPA, PLLC	(1,528.50)	
04/15/2024	Anita J. Duffin CPA, PLLC	<u>(2,116.50)</u>	
			(6,892.60)
03/26/2024	Aqua Wheels	<u>(550.00)</u>	(550.00)
01/23/2024	Astronomic, Inc	(987.00)	
02/06/2024	Astronomic, Inc	(1,161.75)	
02/14/2024	Astronomic, Inc	(203.25)	
02/14/2024	Astronomic, Inc	(332.25)	
02/14/2024	Astronomic, Inc	(987.00)	
02/20/2024	Astronomic, Inc	(584.25)	
03/04/2024	Astronomic, Inc	(913.50)	
04/02/2024	Astronomic, Inc	<u>(331.50)</u>	
			(5,500.50)
03/11/2024	Austin Wholesale Decking	<u>(2,513.13)</u>	(2,513.13)
04/10/2024	CBA Insurance	(22,976.15)	
04/12/2024	CBA Insurance	<u>(6,301.79)</u>	
			(29,277.94)
01/19/2024	Docusign	(47.97)	
02/20/2024	Docusign	(47.97)	
03/19/2024	Docusign	<u>(47.97)</u>	
			(143.91)
02/26/2024	El Rancho	<u>(351.31)</u>	(351.31)
02/20/2024	Erin Kotzur	<u>(250.00)</u>	(250.00)
02/22/2024	Facebook	(14.97)	
03/18/2024	Facebook	(250.00)	
03/21/2024	Facebook	(95.33)	
03/22/2024	Facebook	(50.47)	
03/25/2024	Facebook	<u>(250.00)</u>	
			(660.77)
01/19/2024	First Texas Bank.	(19,716.45)	
01/24/2024	First Texas Bank.	(25.00)	
02/08/2024	First Texas Bank.	(25.00)	

TBOTG Development, Inc.

Non-insider Payments

January 17, 2024 to April 16, 2024

Date	Name	Amount	Total
02/14/2024	First Texas Bank.	(47,589.38)	
02/20/2024	First Texas Bank.	(23,199.80)	
03/14/2024	First Texas Bank.	(44,519.09)	
03/19/2024	First Texas Bank.	(24,449.04)	
04/03/2024	First Texas Bank.	(30.00)	
04/10/2024	First Texas Bank.	(30.00)	
04/10/2024	First Texas Bank.	(30.00)	
04/11/2024	First Texas Bank.	(25.00)	
04/15/2024	First Texas Bank.	(47,589.37)	
04/15/2024	First Texas Bank.	(30,738.30)	
04/15/2024	First Texas Bank.	(25.00)	
04/15/2024	First Texas Bank.	(90.00)	
04/15/2024	First Texas Bank.	(60.00)	
04/15/2024	First Texas Bank.	(30.00)	
04/16/2024	First Texas Bank.	(30.00)	
		<u><u>(238,201.43)</u></u>	
01/23/2024	Gilbreath Outdoor Advertising, LLC	(645.00)	
03/18/2024	Gilbreath Outdoor Advertising, LLC	(695.00)	
03/29/2024	Gilbreath Outdoor Advertising, LLC	<u>(695.00)</u>	
		<u><u>(2,035.00)</u></u>	
02/02/2024	Google	(76.75)	
03/04/2024	Google	(76.75)	
04/01/2024	Google	<u>(82.19)</u>	
		<u><u>(235.69)</u></u>	
02/02/2024	Gristmill	<u>(83.12)</u>	
		<u><u>(83.12)</u></u>	
01/24/2024	Harris Road Co., Inc.	(240,916.72)	
02/06/2024	Harris Road Co., Inc.	(146,749.65)	
03/11/2024	Harris Road Co., Inc.	(229,379.69)	
03/29/2024	Harris Road Co., Inc.	<u>(185,535.00)</u>	
		<u><u>(802,581.06)</u></u>	
01/25/2024	Intuit	(63.43)	
02/26/2024	Intuit	(63.43)	
03/25/2024	Intuit	<u>(63.43)</u>	
		<u><u>(190.29)</u></u>	
04/03/2024	Kell C Mercer PC	(5,160.00)	
04/15/2024	Kell C Mercer PC	<u>(13,815.00)</u>	
		<u><u>(18,975.00)</u></u>	
03/18/2024	Kinney Landscape Services, LLC	<u>(3,552.00)</u>	
		<u><u>(3,552.00)</u></u>	
01/23/2024	KOM Productions, LLC	(15,155.00)	
02/06/2024	KOM Productions, LLC	(3,247.50)	

TBOTG Development, Inc.

Non-insider Payments

January 17, 2024 to April 16, 2024

Date	Name	Amount	Total
02/20/2024	KOM Productions, LLC	(7,056.35)	
03/19/2024	KOM Productions, LLC	(10,825.00)	
03/29/2024	KOM Productions, LLC	(10,825.00)	
04/02/2024	KOM Productions, LLC	(3,247.50)	
			(50,356.35)
01/23/2024	Latuya Construction, LLC	(60,637.00)	
02/06/2024	Latuya Construction, LLC	(77,719.36)	
03/04/2024	Latuya Construction, LLC	(79,867.55)	
03/18/2024	Latuya Construction, LLC	(50,533.00)	
03/26/2024	Latuya Construction, LLC	(8,325.00)	
03/29/2024	Latuya Construction, LLC	(44,955.50)	
			(322,037.41)
01/23/2024	Live View Technologies, Inc.	(3,240.00)	
02/20/2024	Live View Technologies, Inc.	(3,240.00)	
03/11/2024	Live View Technologies, Inc.	(2,508.41)	
03/29/2024	Live View Technologies, Inc.	(3,240.00)	
			(12,228.41)
04/15/2024	Monday.com	(766.08)	
			(766.08)
02/06/2024	Nash Brothers Land Services, LLC	(2,950.90)	
02/20/2024	Nash Brothers Land Services, LLC	(7,110.00)	
03/11/2024	Nash Brothers Land Services, LLC	(7,725.00)	
			(17,785.90)
01/23/2024	Paul Swoyer Septics, LLC	(1,170.00)	
			(1,170.00)
01/23/2024	Pedernales Electric Cooperative, Inc.	(5,251.03)	
03/18/2024	Pedernales Electric Cooperative, Inc.	(17,907.60)	
			(23,158.63)
01/23/2024	Pharis Design, Inc.	(1,470.00)	
02/06/2024	Pharis Design, Inc.	(3,020.00)	
03/04/2024	Pharis Design, Inc.	(25,865.00)	
03/29/2024	Pharis Design, Inc.	(16,875.00)	
			(47,230.00)
03/18/2024	Project Approval Services	(5,500.00)	
			(5,500.00)
02/06/2024	Red River Storm Water	(300.00)	
03/11/2024	Red River Storm Water	(300.00)	
			(600.00)
01/31/2024	Scott F. Orr, CPA	(6,840.00)	
04/03/2024	Scott F. Orr, CPA	(14,130.00)	
04/15/2024	Scott F. Orr, CPA	(21,870.00)	
			(42,840.00)

TBOTG Development, Inc.

Non-insider Payments

January 17, 2024 to April 16, 2024

Date	Name	Amount	Total
02/07/2024	Social Haus Media	(1,029.60)	
03/04/2024	Social Haus Media	(1,029.60)	
04/02/2024	Social Haus Media	<u>(1,029.60)</u>	
			(3,088.80)
04/04/2024	Tricky Dick's Catering & Events	<u>(1,000.00)</u>	
			(1,000.00)
01/23/2024	TX2 Engineering	(7,120.00)	
03/29/2024	TX2 Engineering	<u>(2,380.00)</u>	
			(9,500.00)
04/02/2024	UES Professional Solutions 45 LLC	<u>(8,900.00)</u>	
			(8,900.00)
02/06/2024	Waterfront Solutions	(1,750.00)	
03/04/2024	Waterfront Solutions	<u>(3,500.00)</u>	
			(5,250.00)
01/17/2024	Webflow.com	(30.91)	
01/23/2024	Webflow.com	(127.92)	
02/20/2024	Webflow.com	(30.91)	
02/23/2024	Webflow.com	(127.92)	
03/18/2024	Webflow.com	(30.91)	
03/25/2024	Webflow.com	<u>(127.92)</u>	
			(476.49)
02/06/2024	Whitewater Music	<u>(20,000.00)</u>	
			(20,000.00)
01/23/2024	Winstead, PC	(14,872.00)	
03/11/2024	Winstead, PC	<u>(7,325.00)</u>	
			(22,197.00)
			<u>\$ (1,706,603.70)</u>

TBOTG Development, Inc.

Insider Payments

Date	Name	Description	Amount	Totals
05/19/2023	Guadalupe 306, LP	Down payment on land purchase	\$ 3,750,000.00	
05/31/2023	Guadalupe 306, LP	True up payments on expenses	1,500.00	
10/31/2023	Guadalupe 306, LP	True up payments on expenses	<u>1,700.00</u>	
				\$ 3,753,200.00
11/09/2023	Whitewater Music	Box for 2024 Season	14,250.50	
12/12/2023	Whitewater Music	Box for 2024 Season	35,000.00	
02/06/2024	Whitewater Music	Box for 2024 Season	<u>20,000.00</u>	
				69,250.50
09/29/2023	WTK Development, LLC	Development management fee - 10 lot sales	517,367.00	
10/11/2023	WTK Development, LLC	Reimbursement for Chesley House payroll	2,662.75	
11/09/2023	WTK Development, LLC	Reimbursement for Chesley House payroll	2,043.83	
12/05/2023	WTK Development, LLC	Reimbursement for Chesley House payroll	3,981.62	
12/28/2023	WTK Development, LLC	Reimbursement for Chesley House payroll	5,962.16	
02/06/2024	WTK Development, LLC	Reimbursement for Chesley House payroll	4,095.46	
03/04/2024	WTK Development, LLC	Reimbursement for Chesley House payroll	3,996.57	
04/02/2024	WTK Development, LLC	Reimbursement for court/filing fees	1,738.00	
04/02/2024	WTK Development, LLC	Reimbursement for Kell Mercer retainer	25,000.00	
04/10/2024	WTK Development, LLC	Reimbursement for Chesley House payroll	<u>3,974.77</u>	
				570,822.16
				<u>\$ 4,393,272.66</u>

**United States Bankruptcy Court
Western District of Texas, Austin Division**

In re TBOTG Development, Inc.

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the President of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: April 16, 2024

/s/ William T. Korieth

William T. Korieth/President
Signer>Title

Alpha Mobile Restrooms
222 Hutchison Street
San Marcos, TX 78666

Comal County, Texas
c/o Julie Parsons
McCreary Veselka Bragg & Allen PC
P.O. Box 1269
Round Rock, TX 78680

David Pfeuffer
Langley, Banack & Pfeuffer
170 E San Antonio St
New Braunfels, TX 78130

Erickson Demel & Associates, PLLC
7800 N Mopc Expy Ste 215
Austin, TX 78759

First Texas Bank, Georgetown, Texas
P.O. Box 649
Georgetown, TX 78627

Gilbreath Outdoor Advertising
P.O Box 1264
Friendswood, TX 77549-1264

Guadalupe 306, LP
3400 Oakmont Blvd
Austin, TX 78703

Harris Road Co., Inc.
P.O. Box 1001
Wimberley, TX 78676

Hideout On The Horseshoe, LLC
11860 FM 306
New Braunfels, TX 78132

HomeView Technologies, Inc.
d/b/a LiveView Technologies, Inc.
1226 S 1480 W
Orem, UT 84058

James Dye
58 Oyster Creek Ct
Lake Jackson, TX 77566

Jonathan H. Hull
Reagan Burrus, PLLC
401 Main Plaza Ste 200
New Braunfels, TX 78131

Kinney Landscape Services, LLC
371 Inspiration Drive
New Braunfels, TX 78130

KOM Productions, LLC
915 West South Street
Leander, TX 78641

Kona Coast Venture, Ltd.
c/o Kona Coast, LLC
11860 FM 306
New Braunfels, TX 78132

Latuya Construction, LLC
191 E Faust
New Braunfels, TX 78130

LiveView Technologies, Inc.
P.O. Box 17853
Denver, CO 80217-5782

Matthew Baumgartner
Armbrust & Brown PLLC
100 Congress Ave Ste 1300
Austin, TX 78701

Nash Brothers Land Services LLC
501 Mussey Road
Dripping Springs, TX 78620

Oxbow Land Partners, LLC
11860 FM 306
New Braunfels, TX 78132

Pharis Design, Inc.
2525 S Lamar Blvd Unit 4
Austin, TX 78704

Ross Spence
Spence, Desenberg & Lee, PLLC
1770 St James Place, Ste 625
Houston, TX 77056

Whitewater Investment Partners, LLC
c/o Ross Spence
Spence, Desenberg & Lee, PLLC
1770 St James Place, Ste 625
Houston, TX 77056

Whitewater Sports, LLC
11860 FM 306
New Braunfels, TX 78132

William T. Korioth
3400 Oakmont Blvd
Austin, TX 78703

Winstead PC
500 Winstead Building
2728 N. Harwood Street
Dallas, TX 75201

Worth Ross Management Co., Inc.
222 West Ave Ste 200
Austin, TX 78701

WTK Development, LLC
11860 FM 306
New Braunfels, TX 78132

**United States Bankruptcy Court
Western District of Texas, Austin Division**

In re **TBOTG Development, Inc.** _____ Case No. _____
Debtor(s) _____ Chapter **11** _____

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **TBOTG Development, Inc.** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

■ Whitewater Casitas, LLC

April 16, 2024

Date

/s/ Kell C. Mercer

Kell C. Mercer

Signature of Attorney or Litigant
Counsel for **TBOTG Development, Inc.**

Kell C. Mercer, P.C.

**901 S Mopac Expy Bldg 1 Ste 300
Austin, TX 78746
(512) 627-3512
kell.mercer@mercercorp.com**